

66+/- AC TOTAL
Estate & Subdivision

SUBJECT ESTATE

57+/- AC

also available | 9.24+/- AC

+/-57 AC
Heathwood Estates
\$1,730,000

Joe Fleming, LA & TX Licensed Broker Agent

Direct 318.698.1108
Mobile 318.465.0930
JoeF@Sealynet.com

Sealy Real Estate Services

333 Texas Street, Suite 1050
Shreveport, LA 71101

318.222.8700
www.sealynet.com



Offering Summary

Sale Price:	\$1,350,000
Lot Size:	+/-57 Acres
Price / Acre	\$23,685
Zoning:	R-1-7

Property Overview

This +/- 67.5-acre multi-use property combines rural charm with serious income potential. It operates as a cattle farm, complete with rolling pastures, three ponds, and a 50'x100' barn outfitted with stalls and a tack room. The front 9.5 acres include an approved subdivision development plan with 7 lots on a cul-de-sac road. The gated entrance and landscaping set the tone for a property ready for agriculture, investment, or a future homestead vision. Additional adjoining acreage may also be available for buyers seeking expansion.



- **Asking Price:** \$1,350,000
- **Acreage:** 57+/- acres (no subdivision)
- **Additional Offering:** 9.24+/- AC available separately for \$390,000
- **Combined Offering:** Entire 66+/- AC available at \$1,790,000
- **Ideally Located:** 10 minutes from Interstates 49 and 220, with I-20 and LA 3132 (Inner Loop) nearby
- **Rare Blend:** Offering privacy, productivity, and accessibility